



Priors Court, Sutton, CB6 2PY

CHEFFINS

Priors Court

Sutton,
CB6 2PY

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Guide Price £365,000

- Detached Bungalow
- 2 Reception Rooms
- 3 Bedrooms (1 Ensuite)
- Gas Under Floor Heating
- Block Paved Driveway & Double Garage
- Attractive Rear Garden
- Freehold / Council Tax Band E / EPC Rating D

A detached bungalow situated in a cul de sac location.

Accommodation comprises entrance hall, living room, dining room, kitchen, utility room, 3 bedrooms (bedroom 1 with ensuite) and family bathroom. Outside the property there is a block paved driveway providing off road parking and leading to a double garage, together with an attractive, well stocked enclosed garden to rear.

The property benefits from gas fired under floor heating.





LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL

With front entrance door, double glazed opaque glazed window to front, built-in storage cupboard with loft hatch, tiled flooring, door to:

KITCHEN

A dual aspect room with double glazed windows to the front and side, matching base and eye level storage units with work surfaces, stainless steel sink unit with mixer tap, integrated 4-ring gas hob, oven and overhead extractor fan, integrated fridge and single freezer, tiled floor, door through to:

UTILITY ROOM

With double glazed window to rear, base units with work surfaces, integrated stainless steel sink, wall mounted boiler, tiled splashback, tiled flooring, door through to garage.

DINING ROOM

With double glazed window to rear.

LIVING ROOM

A triple aspect room with double glazed windows to both sides and

French doors leading out to the garden, feature gas fireplace.

BEDROOM 1

With double glazed window to front, door leading through to:

ENSUITE

With opaque double glazed window to rear, shower cubicle, wash hand basin with separate taps, low level WC, tiled splashbacks, tiled flooring.

BEDROOM 2

With double glazed window to front.

BEDROOM 3

With double glazed window to rear.

BATHROOM

With opaque double glazed window to front, side panelled bath with overhead shower, low level WC, wash hand basin, tiled splashback, tiled flooring. Door to storage cupboard.

OUTSIDE

The front of the property is enclosed by picket fencing with a variety of trees and hedging and pathway to the front door. There is a block paved driveway

providing off road parking and leading to a double garage with 2 separate up and over doors, electricity points, wall mounted fuse board and door into the garden. The rear garden is fully enclosed by wooden fence panels and is predominantly laid to lawn with patio area, 2 timber garden sheds and a variety of greenery and herbaceous borders. The garden has 2 side gated accesses.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



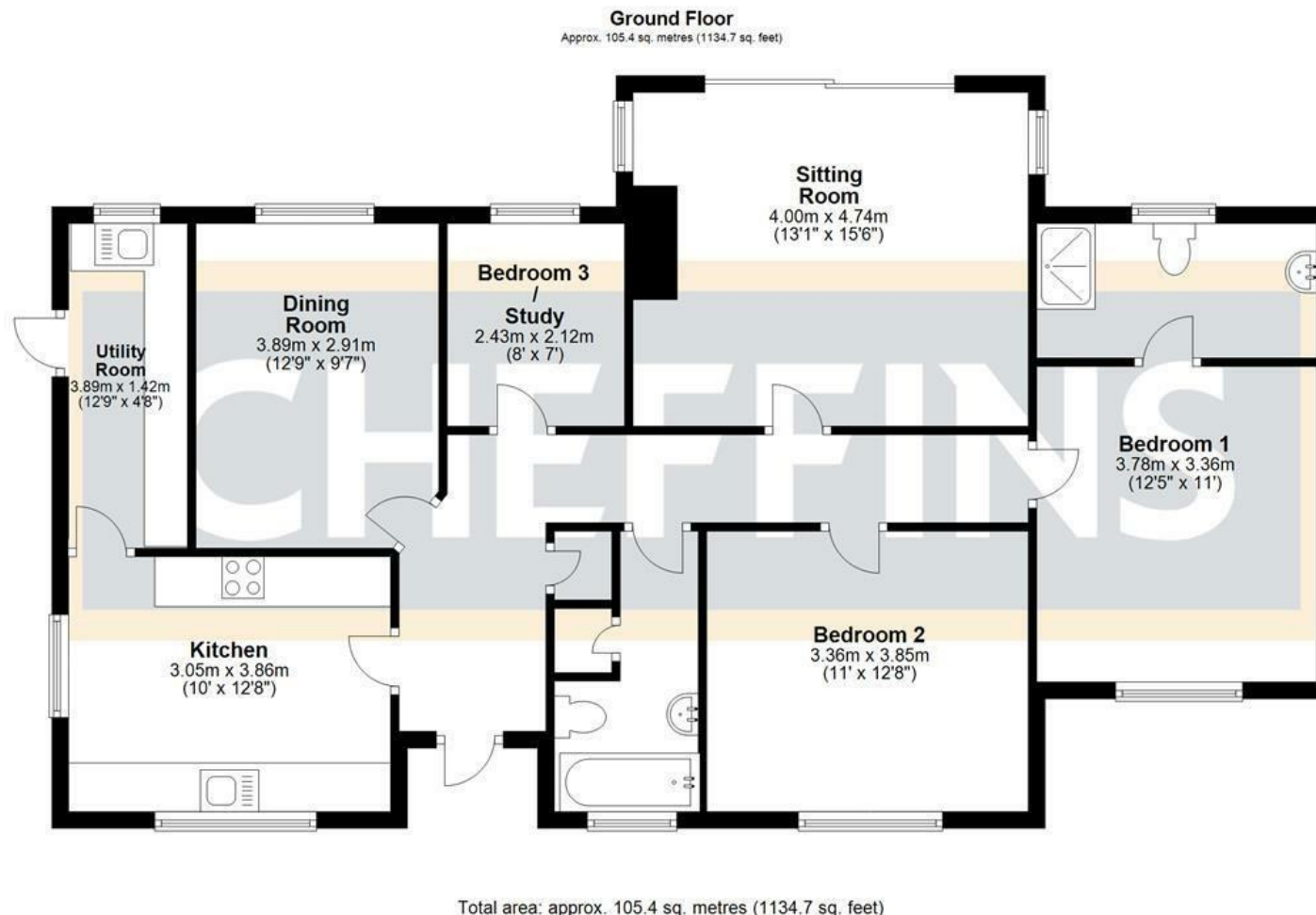


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £365,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council





For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

